

LANE KERMIT
55250 CUB COURT
CALLAHAN, FL 32011

46-2N-25-0000-0007-0040

[illegible]

PT OF LOT 11
PAR 7-4, 7-5, & 7-6
ESMT OR 1627/1944

LANE KERMIT
55250 CUB COURT
CALLAHAN, FL 32011

2024

46-2N-25-0000-0007-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06
DOR CODE	6100	PASTURELAND 2
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,296	100
		TOT ADJ AREA
		1,296
		SUBAREA MARKET VALUE
		34,373
TOTALS	1,296	1,296 34,373

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	76.5440	26.79	34,720	2023	2023	0	0	0	1.00	99.00
2 GARAGE RES - 0% - 2024												
Heated Area: 1296												
HX Base Yr												
36 36 36 36 BAS 2024												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	
			MLU

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										74,130		
TOTAL MARKET OB/XF VALUE										7,964		
TOTAL LAND VALUE - MARKET										416,000		
TOTAL MARKET VALUE										177,572		
SOH/AGL Deduction										0		
ASSESSED VALUE										177,572		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										177,572		
TOTAL JUST VALUE										498,094		
NCON VALUE										42,337		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										457,437		
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